

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

| File Nos. | 21-132426-LP, 21-132491-LD |
|---|--|
| Project Name/Address: | 500 112 th /400 112 th Avenue NE |
| Planner: | Mark Brennan |
| Phone Number: | (425)-452-2973 |
| | |
| Minimum Comment Period: | January 20, 2022, 5PM |
| Minimum Comment Period: Materials included in this Notice: | January 20, 2022, 5PM |

Other:



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

| J | 1. | Name of proposed project, if applicable | |
|---|----|---|---------|
| 1 | 2. | Name of applicant | |
| J | 3. | Contact person | _ Phone |
| J | 4. | Contact person address | |
| J | 5. | Date this checklist was prepared | |
| | | Agency requesting the checklist | |

| J 7. | Proposed timing or schedule (including pha | asing, if applicable) |
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| • | Do you have any plans for future additions | |
| | connected with this proposal? If yes, explai | n. |
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| J 9. | List any environmental information you kn prepared, that is directly related to this pro | ow about that has been prepared or will be |
| | prepared, that is directly related to this pro | posai. |
| | • | The checklist refers to Appendices A - G, which |
| | | are located in the Project file. The entire checklist and appnedices can be viewed |
| | | through a records request. |
| J 10. | Do you know whether applications are pen | |
| | proposals directly affecting the property co | vered by your proposal? If yes, explain. |
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| J 11. | List any government approvals or permits | that will be needed for your proposal, if known. |
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| | Master Development Plan, Design Review a Determination of Nonsignificance approvals | |
| | Grade, Utilities and all other ancillary const | |

| | size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on |
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| | project description.) |
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| / 13 | . Location of the proposal. Give sufficient information for a person to understand the precise |
| | location of your proposed project, including a street address, if any, and the section, |
| | township and range, if known. If a proposal would occur over a range of area, provide the |
| | range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and |
| | topographic map, if reasonably available. While you should submit any plans required by |
| | the agency, you are not required to duplicate maps or detailed plans submitted with any |
| | permit applications related to this checklist. |
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| nvi | ronmental Elements |
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| | General description of the site: □ Flat □ Rolling |
| | General description of the site: □ Flat □ Rolling □ The regulation and review of critical are |
| nvi arth 1. | General description of the site: ☐ Flat ☐ Rolling ☐ Hilly The regulation and review of critical are steep slopes per Land Use Code (LUC) |
| | General description of the site: Flat |
| | General description of the site: Flat |
| | General description of the site: Flat |
| arth 1. J | General description of the site: Flat |

| J 3. | muck)? agricult | If you know the | classification of agr g-term commercial | ricultural soils, spec | ify them and note a | lay, sand, gravel, peat, them and note any her the proposal results in | |
|-------------|--------------------|---------------------|--|------------------------|---------------------|--|--|
| | genera | ally consists of lo | ose to medium dens | | consolidated soils. | ent and is | |

Geotechnical Report by GeoEngineers submitted on November 19, 2021.

deposits, cohesionless sand and gravel, and cohesive silt and clay. See Appendix B,

√ 4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Administrative Design Review Geotechnical Report, 2020, for additional information.

There do not appear to be surface indications or history of unstable soils in the immediate vicinity.

 \checkmark 5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Approximately 195,600 cubic yards of excavation for the below-grade parking garage and 9,000 cubic yards of fill would be required for the project. Fill would be locally sourced.

 \checkmark 6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Demolition of existing buildings would result in clearing of the site. Erosion is always possible as a result of any demolition/construction activity. Site would would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts. Once the project is operational, no erosion would be anticipated.

Erosion control per Clearing and Grading inspection & BCC 23.76

√ 7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Presently, approximately 91 percent of the site is covered with impervious surfaces. The completed project is projected to result in roughly 90 percent of the site covered with impervious surfaces.

| J | 8. | Proposed measures to reduce or control erosion, or other impacts to the earth, if any. |
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| | | |
| | | Erosion control per Clearing and Grading inspection & BCC 23.76 |
| Air | 4 | |
| J | 1. | What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and |
| | | give approximate quantities if known. |
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| | | Construction dust suppresion measures per BCC 23.76 |
| J | 2. | Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. |
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| J | 3. | Proposed measures to reduce or control emissions or other impacts to air, if any. |
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Water

| 1. | Sur | face Water |
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| J | a. | Is there any surface water body on or in the immediate vicinity of the site (including |
| | | year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe |
| | | type and provide names. If appropriate, state what stream or river it flows into. |
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| , | 1. | NACHARIA CARA CARA CARA CARA CARA CARA CARA |
| J | D. | Will the project require any work over, in or adjacent to (within 200 feet) the described |
| | | waters? If yes, please describe and attach available plans. |
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| | | |
| 1 | c. | Estimate the amount of fill and dredge material that would be placed in or removed |
| 7 | С. | from surface water or wetlands and indicate the area of the site that would be affected. |
| | | Indicate the source of the fill material. |
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| J | d. | Will the proposal require surface water withdrawals or diversions? Give a general |
| | | description, purpose and approximate quantities, if known. |
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| J | e. | Does the proposal lie within a 100-year floodplain? |
| | | If so, note the location on the site plan. |
| | | No. The proposed project does not lie within a 100-year floodplain. |

| Gro | ound Water | |
|-----|--------------------|---|
| a. | Will groundwate | er be withdrawn from a well for drinking water or other purposes? If so |
| | | lescription of the well, proposed uses and approximate quantities |
| | | n the well. Will water be discharged to groundwater? Give general |
| | description, pur | rpose, and approximate quantities if known. |
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| | | Geotechnical Report by GeoEngineers submitted on November 19 |
| ο. | Describe waste | |
|). | | material that will be discharged into the ground from septic tanks or f any (for example: Domestic sewage; industrial, containing the |
| | | icals; agricultural; etc.). Describe the general size of the system, the |
| | _ | systems, the number of houses to be served (if applicable), or the |
| | | nals or humans the system(s) are expected to serve. |
| | Trainiber of armit | Tails of Hamans the System(s) are expected to serve. |
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| 3. | Wa | ter Runoff (including stormwater) |
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| J | a. | Describe the source of runoff (including storm water) and method of collection and |
| | | disposal, if any (include quantities, if known). Where will this water flow? Will this water |
| | | flow into other waters? If so, describe. |
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| J | b. | Could waste materials enter ground or surface waters? If so, generally describe. |
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| J | C. | Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? |
| | | If so, describe. |
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| J | Ind | icate any proposed measures to reduce or control surface, ground and runoff water, |
| | | d drainage pattern impacts, if any. |
| | and | a drainage pattern impacts, it arry. |
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| | Pe | er Utilities Code 24.06 Storm and Surface Water |
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Plants $\sqrt{1}$ Check the types of vegetation found on the site: □ deciduous tree: alder, <u>maple</u>, <u>aspen</u>, other <u></u> evergreen tree: fir, cedar, pine, other □ shrubs □ grass □ pasture □ crop or grain □ orchards, vineyards or other permanent crops □ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other □ water plants: water lily eelgrass, milfoil, other □ other types of vegetation \checkmark 2. What kind and amount of vegetation will be removed or altered? \checkmark 3. List any threatened and endangered species known to be on or near the site. $\sqrt{4}$. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Per Utilities Code 24.06 Storm and Surface Water Landscape Plan is included in drawings submitted with this application.

| J 5. | List | all noxious weed | s and invasive species known to be on or near the site. | |
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| Anim | | Sound region. | ic flyway, which encompasses the entire Puget | |
| √ 1. | | | ner animals which have been observed on or near the site or are | |
| | | | ear the site. Examples include: | |
| | Bird | ds: □hawk, □hero | on, □eagle, □songbirds, □other <u>gulls, owls, woodpeckers, doves</u> | _ |
| | Maı | mmals: □deer, □ |]bear, □elk, □beaver, □other <u>raccoon, chipmunk, squirrel, mice, shr</u> and voles | <u>e</u> w |
| | Fish | n: □bass, □salmo | on, □trout, □herring, □shellfish, □other | _ |
| J 2. | List | any threatened a | and endangered species known to be on or near the site. | |
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| 1 2 | اء دا | as site mart of a ro | vigration routo? If so avalain | |
| J 3. | IS U | le site part of a m | nigration route? If so, explain. | |
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| J 4. | Pro | posed measures t | to preserve or enhance wildlife, if any. | |
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| | | | Site is within Pacific flyway, which encompasses the entire Puget Sound region. | |
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| J | 5. | List any invasive animal species known to be on or near the site. |
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| En | erg | y and Natural Resources |
| J | 1. | What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. |
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| J | 2. | Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. |
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| J | 3. | What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. |
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| | Ar fir | nental Health e there any environmental health hazards, including exposure to toxic chemicals, risk of e and explosion, spill or hazardous waste, that could occur as a result of this proposal? If , describe. |
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| J | a. | Describe any known or possible contamination at the site from present or past uses. |
| J | b. | Describe existing hazardous chemicals/conditions that might affect project |
| | | development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. |
| | | |
| J | c. | Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. |
| | | |

| / | d. | Describe special emergency services that might be required. |
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| 1 | e. | Proposed measures to reduce or control environmental health hazards, if any. |
| 7 | С. | Troposed mediates to reduce of control environmental median hazards, it driy. |
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| | | Clear & Grade Code BCC DOE chapters in |
| 2 | No | ise WAC |
| | a. | What types of noise exist in the area which may affect your project (for example: traffic, |
| | | equipment, operation, other)? |
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| 1 | b. | What types and levels of noise would be created by or associated with the project on a |
| | | short-term or a long-term basis (for example: traffic, construction, operation, other)? |
| | | Indicate what hours noise would come from the site. |
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| | | Noise Control per BCC 9.18 |
| J | c. | Proposed measures to reduce or control noise impacts, if any. |
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| | | Conditions of Approval to use noise supresion techniques throughout construction. |

13

Land and Shoreline Uses $\sqrt{1}$ 1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. \checkmark 2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? \checkmark a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how? $\sqrt{3}$. Describe any structures on the site.

| | tures be demolishe | a. 11 30, What. | | |
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| | | | | |
| What is the c | urrent zoning classi | fication of the site | ? | |
| What is the c | urrent comprehensi | ive plan designatio | on of the site? | |
| lf applicable, | what is the current | shoreline master | orogram designation | n of the site? |
| Has any part | of the site been clas | ssified as a critical | area by the city or c | ounty? If so, specif |
| | | | | |
| | | | vork in the complete | |
| Approximate | y how many people | would the compl | eted project displace | e? |
| Proposed me | asures to avoid or r | educe displaceme | nt impacts, if any. | |
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| Proposed me | asures to ensure th | e proposal is com | patible with existing | and projected land |
| • | | e proposal is com | patible with existing | and projected land |
| • | | e proposal is com | patible with existing | and projected land |
| Proposed me uses and plan | | le proposal is com | patible with existing | and projected land |

| J 13 | . Proposed measures to ensure the proposal is compatible with nearby agricultural and |
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| | forest lands of long-term commercial significance, if any. |
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| lousi | ing . |
| J 1. | Approximately how many units would be provided, if any? Indicate whether high, middle, |
| | or low-income housing. |
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| J 2. | Approximately how many units, if any, would be eliminated? Indicate whether high, middle, |
| | or low-income housing. |
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| √ 3. | Proposed measures to reduce or control housing impacts, if any. |
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| \esth | netics |
| | What is the tallest height of any proposed structure(s), not including antennas; what is the |
| V 1. | principal exterior building material(s) proposed? |
| | principal exterior ballang material(s) proposed. |
| | |
| | 386'-6" building height |
| ./2 | What views in the immediate vicinity would be altered or observed. |
| v 2. | That here in the minimediate vicinity would be differed or obstructed. |
| | |
| | The Land Use Code does not protect views. |
| J 2. | What views in the immediate vicinity would be altered or obstructeu: The Land Use Code does not protect views. |

| √ 3. | Proposed measures to reduce or control aesthetic impacts, if any |
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| Light | and Glare |
| J 1. | What type of light or glare will the proposal produce? What time of day would it mainly |
| | occur? |
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| | |
| J 2. | Could light or glare from the finished project be a safety hazard or interfere with views? |
| • | |
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| | |
| J 3. | What existing off-site sources of light or glare may affect your proposal? |
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| ./4. | Proposed measures to reduce or control light and glare impacts, if any. |
| V | I represent the desired of contact the great and great a tripped cost, it distings |
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| | LUC 20.20.522 Light & Glare |
| | 200 20.20.022 Light & Oldro |
| Daara | |
| Recre | |
| V 1. | What designated and informal recreational opportunities are in the immediate vicinity? |
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| J 2. | Would the proposed project displace any existing recreational uses? If so, describe. |
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17

| ic and | Cultural Preservation |
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| years c | re any buildings, structures or sites located on or near the site that are over 45 ld listed in or eligible for listing in national, state or local preservation registers on or near the site? If so, specifically describe. |
| | |
| occupa eviden | ere any landmarks, features or other evidence of Indian or historic use or tion? This may include human burials or old cemeteries. Are there any material ce, artifacts or areas of cultural importance on or near the site? Please list any sional studies conducted at the site to identify such resources. |
| | |
| | |
| resour | be the methods used to assess the potential impacts to cultural and historic ces on or near the project site. Examples include consultation with tribes and ment of archeology and historic preservation, archaeological surveys, historic |

| J 4. | Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required. |
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| Trans | portation |
| √ 1. | Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. |
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| 1. | |
| J 2. | Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? |
| | describe. If not, what is the approximate distance to the nearest transit stop. |
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| J 3. | How many additional parking spaces would the completed project or non-project proposal |
| | have? How many would the project or proposal eliminate? |
| | ★ |
| | Located under NE 4th |
| ./ 4. | Street overpass. Will the proposal require any new or improvements to existing roads, streets, pedestrian, |
| V | bicycle or state transportation facilities, not including driveways? If so, generally describe |
| | (indicate whether public or private). |
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| J 5. | Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. |
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| J 6. | How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? |
| | |
| J 7. | Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. |
| | |
| / 8. | Proposed measures to reduce or control transportation impacts, if any. |
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| _ | Service Would the project result in an increased peed for public convices (for example) fire |
|-----------------|--|
| V 1. | Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally |
| | describe. |
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| J 2. | Proposed measures to reduce or control direct impacts on public services, if any. |
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| Utilitid / 1 | es Check the utilities currently available at the site: |
| V 1. | |
| | • |
| | □ natural gas |
| | □ water □ refuse service |
| | |
| | □ telephone |
| | □ sanitary sewer □ septic system |
| | □ other |
| , | |
| J 2. | Describe the utilities that are proposed for the project, the utility providing the service and |
| | the general construction activities on the site or in the immediate vicinity which might be needed. |
| | needed. |
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Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

| J | Signature Kints Hollinger |
|---|----------------------------------|
| J | Name of signee |
| J | Position and Agency/Organization |
| J | Date Submitted |



